089.0	0003	0036.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,400 / 736,400
					USE VALUE:	736,400 / 736,400
					ASSESSED:	736,400 / 736,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAGG JOHN
Owner 2:	
Owner 3:	
Street 1:	152 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAGG LILLIAN -
Owner 2:	LIFE ESTATE -
Street 1:	152 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .202 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8797.000	257,700		478,700	736,400
Total Card	0.202	257,700		478,700	736,400
Total Parcel	0.202	257,700		478,700	736,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.30 | /Parcel: 446.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56600

GIS Ref

GIS Ref

Insp Date 11/27/18

!7238!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	257,700	0	8,797.	478,700	736,400		Year end	12/23/2021
2021	101	FV	249,500	0	8,797.	478,700	728,200		Year End Roll	12/10/2020
2020	101	FV	249,500	0	8,797.	478,700	728,200	728,200	Year End Roll	12/18/2019
2019	101	FV	218,900	0	8,797.	485,600	704,500	704,500	Year End Roll	1/3/2019
2018	101	FV	218,900	0	8,797.	362,500	581,400	581,400	Year End Roll	12/20/2017
2017	101	FV	218,900	0	8,797.	328,300	547,200	547,200	Year End Roll	1/3/2017
2016	101	FV	218,900	0	8,797.	314,600	533,500	533,500	Year End	1/4/2016
2015	101	FV	206,200	0	8,797.	266,700	472,900	472,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:14:38

LAST REV

Date	Time
07/17/19	09:22:48
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7238

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAGG LILLIAN	37036-624		11/7/2002	Family	1	No	No		
	6602-545		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	56600
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
4/15/2009	Inspected	163	PATRIOT
1/6/2009	Measured	336	PATRIOT
4/4/2000	Inspected	276	PATRIOT
1/24/2000	Measured	163	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8797		Sq. Ft.	Site		0	70.	0.78	5									478,740						478,700	

Total AC/HA:	0.20195	Total SF/SM:	8797	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,740	Spl Credit		Total:	478,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28636360
Const Adj.:	0.99980003
Adj $ / SQ:	167.194
Other Features:	67750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400157
Depreciation:	142456
Depreciated Total:	257701

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

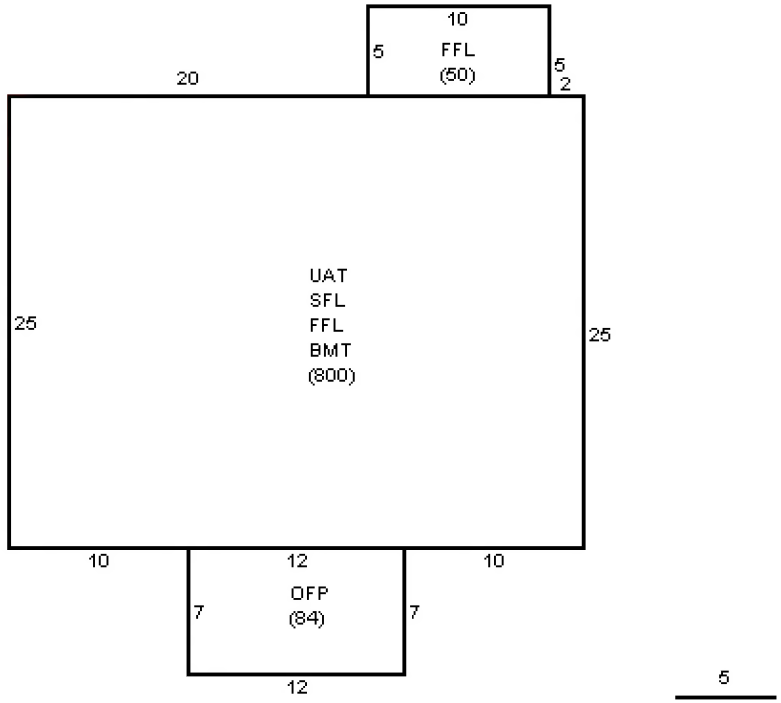
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.19
Special Features:	0	Val/Su Net:	94.26
Final Total:	257700	Val/Su SzAd	156.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	850	167.190	142,115
BMT	Basement	800	50.160	40,127
SFL	Second Floor	800	167.190	133,755
UAT	Upper Attic	200	66.880	13,376
OFP	Open Porch	84	36.140	3,035

Net Sketched Area:	2,734			Total:	332,408
Size Ad	1650	Gross Area	3334	FinArea	1650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0003-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	